

**Landowner-Specific Narrative Summary**  
**Loren and Kimberly Ann Farr**

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Loren Farr and Mrs. Kimberly Ann Farr. The Farris own one parcel, totaling approximately 120+/- acres along the Quincy to Meredosia segment of the Project in Adams County, Illinois. The parcel has been designated internally as A\_ILRP\_QM\_AD\_029\_ROW. As summarized on ATXI Exhibit 2.1, as of March 16, 2015, ATXI has contacted, or attempted to contact, the Farris regarding acquiring an easement across their property on approximately 158 occasions, including 22 emails, 10 in-person meetings, 6 letters, 58 phone calls, and 62 voicemails.

Land agents began attempting to contact the Farris in October 2013. The Farris spoke with a land agent by phone and requested that all documentation be mailed to them. The parties were able to meet in person in late April 2014. At that meeting, the Farris expressed concern that the easement area was close to a few small barns and the site where a home had once been, where their son planned to build a new home. The Farris stated that a septic system, ground well, electricity and telephone lines, and propane gas system were all in the area of the barns and home site. The Farris also stated that they believed their property was worth more per acre than ATXI had offered. In May 2014, ATXI increased the per-acre value on which its offer to the Farris was based, but Mr. Farr stated he did not believe the revised offer reflected the value of the property. The agent informed Mr. Farr that ATXI would consider information about sales of comparable properties and appraisals obtained by landowners. On August 7, 2014, ATXI again increased the per-acre value on which its offer to the Farris was based, in light of an updated appraisal obtained by ATXI. Mr. Farr again indicated he did not believe the compensation reflected the value of the property. Mr. Farr also indicated that he would obtain estimates of the cost to move the residential utilities near the home site, so that some portion of the cost could be included in their compensation. On August 11, 2014, ATXI again increased the per-acre value on which its offer

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to the Farrs was based, in light of information regarding properties of similar size with similar ratios of timber and agriculture.

In September 2014, ATXI delayed survey work on the Farrs' property to minimize damage to the crops before harvest. In late September, Mr. Farr provided the land agent with an estimate of the cost to move the residential utilities, barns, a pond, several trees, and an access road near the home site. Mr. Farr was waiting to receive additional cost estimates before submitting a formal counteroffer. The agent informed the Farrs that the cost to relocate some of these features might be compensated, but that some items, such as the pond and barns, were outside the easement area and therefore might not be included in their compensation package.

Although the land agent made many attempts to contact the Farrs to discuss the project by phone, the landowners did not return phone calls or schedule a meeting again until late January 2015. At that meeting, the Farrs provided a formal counteroffer that included damage to the remainder of their property at a rate of 40%, as well as an increase in the acreage area of the easement and a significantly higher increase in per-acre value of the property. The Farrs did not provide any supportive comparable sales information or an appraisal. In total, the Farrs' counteroffer was approximately 8 times ATXI's most-recent offer.

In mid-February 2015, ATXI denied the Farrs' counteroffer and explained that ATXI could not compensate the Farrs for damages outside the easement area, but was willing to increase their offer based on the crop damages based on information the Farrs provided.

ATXI will continue to negotiate with the Farrs to the extent they are willing to engage in negotiations with ATXI. However, given the vast disparity regarding the appropriate level of compensation, ATXI believes a voluntary agreement in the time frame supportive of this line

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segment's in-service date is unlikely. Therefore, ATXI requests eminent domain authority for this parcel.

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 3/1/2014 (Kevin Carlson) ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter: No

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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested NA ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) [Signature] ☒

### Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 4/25/14 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter:  
No
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable NA ☒
11. Complete Construction Questionnaire, including name of tenant, if applicable NA ☒
12. Provide EMF brochure, if requested NA ☒
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) [Signature]  
John Ohlms ☒